



# महाराष्ट्र शासन राजपत्र

## असाधारण भाग एक-कोकण विभागीय पुरवणी

वर्ष ५, अंक ५४]

शुक्रवार, सप्टेंबर १३, २०१९/भाद्र २२, शके १९४१ [पृष्ठे ५, किंमत : रुपये ११.००]

### असाधारण क्रमांक ९५

#### प्राधिकृत प्रकाशन

#### नगरविकास विभाग

मंत्रालय, मुंबई ४०० ०३२, दिनांक ११ सप्टेंबर २०१९

#### शुद्धिपत्र

क्रमांक टीपीबी.४३१९/२२०/प्र.क्र.१४०/२०१९/नवि-११.—ज्याअर्थी, महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ (यापुढे याचा उल्लेख “उक्त अधिनियम” असा करणेत आलेला आहे) चे कलम ३१, पोट-कलम (१) अन्वये प्राप्त अधिकारांचा वापर करून राज्य शासनाने अधिसूचना क्र.टीपीबी-४३१७/६२९/प्र.क्र. ११८/२०१७/वि.यो./नवि-११, दिनांक ८ मे २०१८ (यापुढे याचा उल्लेख “उक्त अधिसूचना” असा करणेत आलेला आहे) द्वारे बृहन्मुंबई प्रारूप विकास योजना-२०३४ ला उक्त अधिसूचनेसोबतचे परिशिष्ट-ब मध्ये दर्शविलेले सारभूत स्वरूपाचे फेरबदल (ई.पी.) वगळून उक्त अधिसूचनेसोबतचे परिशिष्ट-अ मध्ये दर्शविलेल्या सुधारणेसह मंजुरी दिली आहे आणि ज्याअर्थी शासनाने उक्त अधिसूचनेस समक्रमांकाचे शुद्धिपत्र दिनांक २२ जून २०१८ रोजी व त्यानंतर समक्रमांकाचे शुद्धिपत्र व पूरकपत्र दिनांक २९ जून २०१८ रोजी पारित केले आहे आणि ज्याअर्थी, सदरहू दिनांक २९ जून २०१८ रोजीचे शुद्धिपत्र व पूरकपत्र महाराष्ट्र शासनाच्या राजपत्रात दिनांक ३० जून २०१८ रोजी प्रसिद्ध करण्यात आले आहे;

आणि ज्याअर्थी, शासनाने दिनांक २१ सप्टेंबर २०१८ रोजीच्या अधिसूचनेद्वारे प्रारूप विकास योजना-२०३४ ला भागश: मंजुरी देताना मंजुरीतून वगळलेल्या विकास नियंत्रण व प्रोत्साहन नियमावली-२०३४ मधील सारभूत स्वरूपाचे फेरबदल ईपी-१ते ईपी-१६८ ला (ठराविक ईपी व निर्णयार्थ प्रलंबित ठेवलेल्या ठराविक तरतुदी वगळून) मंजुरी प्रदान केली आहे;

आणि ज्याअर्थी, शासनाने मंजूर विकास नियंत्रण व प्रोत्साहन नियमावली-२०३४ बाबत दिनांक १२ नोव्हेंबर २०१८ रोजी शुद्धिपत्र निर्गमित केले असून त्यामध्ये विनियम ३३(१९) च्या अनुषंगाने टंकलेखनाच्या त्रुटी व चूका सुधारित झाल्या आहेत;

आणि ज्याअर्थी मुख्य अभियंता (विकास योजना), बृहन्मुंबई महानगर पालिका यांनी दिनांक ३ जुलै २०१९ रोजीचे पत्रान्वये विनियम ३३(१९) मधील Proviso तसेच Note मध्ये काही त्रुटी व चूका निर्दर्शनास आणलेल्या आहेत. त्यामुळे मंजूर विकास नियंत्रण व प्रोत्साहन नियमावली-२०३४ मधील विनियम ३३(१९) मध्ये काही तरतूदीच्या अर्थबोधाची स्पष्टता करून सुसंगती आणणे आणि त्याकरीता शुद्धिपत्र निर्गमित करणे आवश्यक आहे, असे शासनाचे मत झाले आहे.

आणि त्याअर्थी, मंजूर विकास नियंत्रण व प्रोत्साहन नियमावली-२०३४ मधील विनियम ३३(१९) मध्ये चूक दुरुस्ती करण्यासाठी सोबतचे परिशिष्टामध्ये नमूद केल्याप्रमाणे शुद्धिपत्र निर्गमित करण्यात येत आहे.

(१)

उक्त शुद्धिपत्राची प्रत नागरिकांचे अवलोकनार्थ तीस दिवसांचे कालावधीपर्यंत खालील कार्यालयांमध्ये कामकाजाचे दिवशी कार्यालयीन वेळेमध्ये उपलब्ध राहील :—

(१) प्रमुख अभियंता (विकास नियोजन), बृहन्मुंबई महानगरपालिका, महापालिका मार्ग, फोर्ट, मुंबई ४०० ००१.

(२) उप संचालक, नगररचना, बृहन्मुंबई, इन्सा हटमेंट्स, ई-लॉक, आझाद मैदान, महापालिका मार्ग, मुंबई ४०० ००१.

सदर शुद्धिपत्र महाराष्ट्र शासनाच्या [www.maharashtra.gov.in](http://www.maharashtra.gov.in) (कायदे व नियम) या वेबसाईटवर देखील उपलब्ध करण्यात आले आहे.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

**निर्मलकुमार चौधरी,**  
शासनाचे अवर सचिव.

## परिशिष्ट

नगरविकास विभाग, शुद्धिपत्र क्र. टिपीबी ४३१९/२२०/ प्र.क्र.-१४०/२०१९/नवि-११, दिनांक ११ सप्टेंबर, २०१९ सोबतचे परिशिष्ट

## शुद्धिपत्र

Sr. No.	Regulation No.	Instead of	Read as
1	33(19) proviso	Provided further that in case the entire commercial development is on a plot situated in Commercial Zone/Independent plot in Residential Zone, and satisfies other related provisions of these Regulations, the Commissioner may allow FSI as detailed below including permissible FSI as per provision of Regulation 30(A)1, Table No. 12 for commercial uses/development on area of plots excluding area covered under Reservation/Designation in the DP except affected by proposed DP roads/Sanctioned RL under MMC Act, on payment of premium for BUA@ 50% of ASR for open developed land for FSI 1 and shall be equally shared between the GoM and MCGM. In this case, no residential development will be allowed on such plot.	Provided further that in case the entire commercial development is on a plot situated in Commercial Zone/Independent plot in Residential Zone, and satisfies other related provisions of these Regulations, the Commissioner may allow FSI as detailed below including permissible FSI as per provision of Regulation 30(A)1, Table No. 12 for commercial uses/development on area of plots excluding area covered under Reservation/Designation in the DP except affected by proposed DP roads/Sanctioned RL under MMC Act <b>and Parking reservation</b> on payment of premium for BUA at the rate of 50% of ASR for open developed land for FSI 1 and shall be equally shared between the GoM and MCGM. In this case, no residential development will be allowed on such plot.
	33(19) Note below Table	<b>Note :</b> On the plot area excluding area to be handed over to MCGM/Appropriate Authority in lieu of Reservation/ Existing amenity in the DP/proposed DP roads/ prescribed RL under MMC Act.	<b>Note :</b> On the plot area excluding area to be handed over to MCGM/Appropriate Authority in lieu of Reservation/ Existing amenity in the DP/proposed DP roads/prescribed RL under MMC Act and <b>Parking reservation</b> .

निर्मलकुमार चौधरी,  
शासनाचे अवर सचिव.

**URBAN DEVELOPMENT DEPARTMENT**  
Mantralaya, Mumbai 400 032, dated the 11th September 2019.

**CORRIGENDUM**

No. TPB.4319/220/CR-140/2019/UD-11.—Whereas, in exercise of the powers conferred by sub-section (1) of Section 31 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as “the Said Act”), the State Government *vide* Notification No. TPB-4317/629/CR-118/2017/DP/UD-11, Dt. 8th May 2018 (hereinafter referred to as “the said Notification”) has accorded sanction to the Draft Development Plan-2034 of Greater Mumbai with modifications shown in SCHEDULE-A appended to the said Notification excluding the substantial modifications as shown in SCHEDULE-B appended to the said Notification. And whereas, Government has issued corrigendum of even number dated 22nd June, 2018 and thereafter issued a Corrigendum and Addendum of even number dated 29th June, 2018 to the said Notification, which is published in *Government Gazette*, dated 30th June, 2018 ;

And whereas, the Government *vide* Notification dated 21st September 2018 has sanctioned EP -1 to EP-168 (Excluding certain EP and provisions which were kept in abeyance) in the Development Control and Promotion Regulations -2034, which were excluded as substantial modifications ;

And whereas, the Government has issued Corrigendum on dated 12th November 2018 in respect of Development Control and Promotion Regulations-2034 wherein some typographical errors and mistakes regarding Regulation 33(19) were rectified;

And whereas, the Chief Engineer (Development Plan) Municipal Corporation of Greater Mumbai *vide* his letter dated 3rd July 2019 has pointed out some errors and mistakes in Proviso and Note of Regulation 33(19) and therefore to rectify such mistakes and also to clarify and co-relate in Proviso and Note of Regulation 33(19) of sanctioned Development Control and Promotion Regulations-2034 for its proper interpretation, Government feels it necessary to issue a Corrigendum for the same;

Now, therefore, this Corrigendum is issued to rectify mistakes in Proviso and Note of Regulation 33(19) in sanctioned Development Control and Promotion Regulations-2034 as mentioned in Schedule appended hereto.

Copy of this Corrigendum is made available for the inspection of the public in the following offices during office hours on all working days for the period of thirty days.

(1) Chief Engineer (Development Plan), Municipal Corporation of Greater Mumbai, Mahapalika Marg, Mumbai 400 001.

(2) Deputy Director of Town Planning, Greater Mumbai, ‘E’ Block, ENSA Hutment, Azad Maidan, Mahapalika Marg, Mumbai 400 001.

This Corrigendum is also available on the Government of Maharashtra website: [www.maharashtra.gov.in](http://www.maharashtra.gov.in) (*Acts and Rules*).

By order and in the name of the Governor of Maharashtra,

NIRMALKUMAR CHAUDHARI,  
Under Secretary to Government.

**Schedule**

Appended to the Urban Development Departments Corrigendum No. TPB. 4319/220/CR-140/2019/UD-11,  
dated 11th September 2019

**CORRIGENDUM**

Sr. No.	Regulation No.	Instead of	Read as
1	33(19) proviso	Provided further that in case the entire commercial development is on a plot situated in Commercial Zone/Independent plot in Residential Zone, and satisfies other related provisions of these Regulations, the Commissioner may allow FSI as detailed below including permissible FSI as per provision of Regulation 30(A)1 Table No. 12 for commercial uses/development on area of plots excluding area covered under Reservation/Designation in the DP except affected by proposed DP roads/Sanctioned RL under MMC Act, on payment of premium for BUA@ 50% of ASR for open developed land for FSI 1 and shall be equally shared between the GoM and MCGM. In this case, no residential development will be allowed on such plot.	Provided further that in case the entire commercial development is on a plot situated in Commercial Zone/Independent plot in Residential Zone, and satisfies other related provisions of these Regulations, the Commissioner may allow FSI as detailed below including permissible FSI as per provision of Regulation 30(A)1, Table No. 12 for commercial uses/development on area of plots excluding area covered under Reservation/Designation in the DP except affected by proposed DP roads/Sanctioned RL under MMC Act <b>and Parking reservation</b> on payment of premium for BUA at the rate of 50% of ASR for open developed land for FSI 1 and shall be equally shared between the GoM and MCGM. In this case, no residential development will be allowed on such plot.
	33(19) Note below Table	<i>Note : On the plot area excluding area to be handed over to MCGM/Appropriate Authority in lieu of Reservation/ Existing amenity in the DP/proposed DP roads/prescribed RL under MMC Act.</i>	<i>Note : On the plot area excluding area to be handed over to MCGM/Appropriate Authority in lieu of Reservation/ Existing amenity in the DP/proposed DP roads/prescribed RL under MMC Act and <b>Parking reservation</b>.</i>

NIRMALKUMAR CHAUDHARI,  
Under Secretary to Government.